Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 202
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Watkins, & McNeilly, PLLC
W. Warner McNeilly, III
214 Second Avenue, North Suite 300
Nashville, TN 37201-1638
(615) 255-2191

BILL GARRETT, Davidson County
Trans:T20130026746 DEEDWARR
Recvd: 04/02/13 15:58 3 pgs
Fees:18.00 Taxes:795.50
20130402-0032587

WARRANTY DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID#:
TRAVIS L. DOUGHARTY, et ux. 216 Montchanin Drive Old Hickory, TN 37138	New Owner	06402003700

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Flora T. Satterfield by Mitchell A. Jr. POA
AFFIANT

W. WARNER McNEILLY, III
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN to before me by _____ this 28 day of March, 2013.

Notary Public

My Commission Expires SEPT. 8, 2013

My Commission Expires: 9/8/17

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifteen Thousand Dollars ($215,000.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, FLORA T. SATTERFIELD, a single woman, hereinafter "GRANTOR", have this day bargained and sold and do hereby transfer and convey unto TRAVIS L. DOUGHARTY, and wife, MARGARET B. DOUGHARTY, hereinafter "GRANTEES", their heirs and assigns, all of GRANTOR's right, title and interest in certain real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD real estate, with the appurtenances, estate, title and interest thereto belonging, to the GRANTEES, their heirs and assigns forever. GRANTOR covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters shown on Exhibit A.

GRANTOR further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to said real estate to the GRANTEES, their heirs and assigns, against the lawful claims of all persons except as herein stated.

WITNESS my hand this 28 day of March, 2013.

Flora T Satterfield By Michael C Satterfield POA

FLORA T. SATTERFIELD BY MICHAEL C. SATTERFIELD, POA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. Warner McNeilly III, of said county, MICHAEL C. SATTERFIELD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is attorney-in-fact for Flora T. Satterfield pursuant to a Durable General Power of Attorney dated March 26, 2013 and that he executed the within instrument as attorney-in-fact for Flora. T. Satterfield for the purposes therein contained.

Witness my hand, this 28th day of March, 2013.

NOTARY PUBLIC

My Commission Expires:

9/8/13

W. WARNER McNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 8, 2013

EXHIBIT A

Lot 191, Brandywine Farms, Section Ten. 4th Civil District, Davidson County, Tennessee. Recorded in Book 4300, page 177, Register's Office for Davidson County, Tennessee.

BEGINNING at an iron pin on the southerly right-of-way of Montchanin Drive, said point being 313.00 feet west of the westerly right-of-way of Montchanin Terrace; thence leaving the point of beginning and said right-of-way, south 7° 08' west, 335.36 feet to an iron pin; thence north 82° 52' west, 135.00 feet to an iron pin; thence north 7° 08' east, 335.36 feet to an iron pin on the southerly right-of-way of Montchanin Drive; thence with said right-of-way, south 82° 52' east, 135.00 feet to the point of beginning and containing 45,723 square feet or 1.04 acres.

The above description was taken from a plan by R. L. Spears & Co. dated June 9, 1975.

Being the same property conveyed to Charles R. Satterfield and wife, Flora T. Satterfield by Warranty Deed of Record in Book 4923, Page 789, R.O.D.C. Charles R. Satterfield later died on March 8, 1988 in Davidson County Tennessee and his interest vested in her.

Said property is conveyed subject to:

1. Taxes for the year 2013 a lien, not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 4300, Page 177, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 4326, Page 81, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) related to handicap but does not discriminate against handicapped persons.

4. Easement for Water Main to Cumberland Water Company of record in Book 4626, Page 81, in the Register's Office for Davidson County, Tennessee.